



City of San Leandro

Meeting Date: October 17, 2016

Staff Report

File Number: 16-527 **Agenda Section:** CONSENT CALENDAR

Agenda Number: 8.H.

TO: City Council

FROM: Chris Zapata
City Manager

BY: Cynthia Battenberg
Community Development Director

FINANCE REVIEW: David Baum
Finance Director

TITLE: Staff Report for a Resolution Authorizing the City Manager to Execute a Consulting Services Agreement for \$80,000 Between the City of San Leandro and Athen B. Gallery for the Curation, Installation and Maintenance of Four Murals within the City of San Leandro

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council adopt a resolution to approve a Consulting Services Agreement in the amount of \$80,000 with Athen B. Gallery for the curation, installation and maintenance of murals (three on private property, and one on public property) located in San Leandro (1605 Abram Court, 15000 Farnsworth Avenue, 1800 Merced Street, Downtown San Leandro BART Station).

BACKGROUND

With the loss of Redevelopment Agency funding to acquire parcels and provide funding assistance to catalyst projects, the City began investing in art as an alternative method of placemaking. In 2014, two murals were installed: Rigo 23's *The Great Migration of the Monarch Butterfly* at W. Estudillo Avenue and San Leandro Boulevard, and Preferred Freezer's *Pulse of Nature*, adjacent to the BART tracks near San Leandro Boulevard and Polar Way. In 2015, the City launched a pilot utility box art program. Building upon these successes, in 2015, the utility box art initiative was expanded, new street banners were designed and installed on Davis and East 14th Street and the City partnered with the Exploratorium in the development and installation of the interactive musical exhibit *Chime Way* in Joaquin Plaza. The public's response to the City's art initiatives has been positive.

The City recently became aware of the opportunity to build the City's mural arts program and continue our efforts to increase vibrancy and City culture. The goals of the mural arts program are to beautify and revitalize areas throughout the City, create a sense of place, deter graffiti, and provide opportunities for cultural and artistic expression.

Public art can be a catalyst for economic development, showing that a community is thriving economically and encouraging additional investment. Due to its size, mural art is a very impactful medium for public art, garnering significant visibility and attention. Many mural programs, such as the Philadelphia Mural Art Program, have found that murals increase leasing, visibility, foot traffic, and publicity.

Many mural arts programs have been built on the principle that, in addition to beautification and economic revitalization, murals deter the nuisance of graffiti vandalism. Mural art replaces large, blank spaces with art, eliminating space for graffiti vandals to leave their marks. Furthermore, numerous mural artists are well-respected in graffiti art communities, and discourage vandalism based on their reputation alone.

Impactful mural art also fosters a unique identity for its host city. Many cities, such as Los Angeles and San Francisco, have amassed enough interest in their public art to establish their public art collection as a viable tourist attraction. Mural art is able to accomplish something very challenging: it celebrates community, history, and heritage in a tangible, lasting fashion that is available to all and contributes to the well-being of the community it represents.

Analysis

In January, 2016, Business Development staff began a conversation with Sorell Tsui, Director of Athen B. Gallery, regarding the possibility of partnering for a mural art program in the City of San Leandro. Mr. Tsui generated a list of international, regional, and local artists from his impressive network of high caliber well reputed artists in the mural arts community. The proposed mural arts program consists of two components. The first component involves the installation of three murals in impactful, highly visible, privately owned locations. From a pool of 17 locations, the following appear to staff to meet the standards:

- 1605 Abram Court (visible from I-880 Marina Exit)
Artist selected: Pastel (Francisco Diaz)
- 15000 Farnsworth Avenue (88 Market in the Washington Manor Neighborhood)
Artist selected: Kelly Ording
- 1800 Merced Street (wall adjacent to Williams Street)
Artist selected: Troy Lovegates

Staff met with the property owners to discuss and negotiate the terms of the project. The owners selected an artist for their location from the pool of accomplished artists created by staff and Athen B. Gallery. Funding was allotted via the existing budget for the Façade Improvement Program in the amount of \$55,000 for the three murals.

A fourth mural is proposed for installation on the sub-station building at the Downtown San Leandro BART station. The selection of an artist for this mural will be established via public process, beginning with a call for artists issued by Athen B. Gallery. Upon completion of the call for artists, City staff will work with BART staff and the consultant to select several finalists. The Arts Commission will be asked to comment on the select finalists. The selected finalist will be invited to a public meeting, along with City and BART staff, the consultant, members of the Arts Commission and the public. The purpose of this meeting is to facilitate a dialogue between the artist and members of the community, and to help establish a unified vision for

the artwork that will represent the identity of the community. Further Façade Improvement funding in the amount of \$25,000 is earmarked for this mural.

Athen B. Gallery's services under the Consulting Services Agreement will include the coordination and installation of the murals at the four locations, as well as maintenance and repair of the murals for a period of five years. As part of its coordination of the project, Athen B. Gallery will execute independent agreements with each of the four property owners, as well as each of the artists for the installation and maintenance of the murals in keeping with the terms outlined in the consulting services agreement. The agreements include various measures to protect the City's investment, including procedures for repair, change of tenants and sale of property.

Applicable General Plan Policies

- 44.06 PUBLIC ART. Encourage the siting of public art in civic open spaces, around public buildings, and within new development areas. Public art should reflect and express the diversity of the City.

Board/Commission Review and Actions

- The mural arts program was presented to the Arts Commission on July 13, 2016 at which point it received the Commission's unanimous support.

Summary of Public Outreach Efforts

- Staff will host a meeting with the selected artist, BART staff, members of the Arts Commission, and members of the public prior to final design process for the BART location

Legal Analysis

The agreement was reviewed by the City Attorney's Office and approved as to form.

Fiscal Impacts and Budget Authority

This Mural Art Program will utilize \$80,000 of existing appropriation from the Façade Improvement Program (Account 010-41-003-5890), with no fiscal impact. The Resolution also authorizes change orders up to no more than \$20,000 above the original contract amount.

ATTACHMENT

Attachment to Related Legislative File

- Consulting Services Agreement with Athen B. Gallery for the Curation, Installation, and Maintenance of Four Murals in San Leandro

PREPARED BY: Lars Halle, Development Coordinator, Community Development

MURAL ARTS PROGRAM

Presented to the San Leandro City Council

October 17, 2016

GOALS OF MURAL ART

- To beautify and revitalize drab spaces in industrial area
- To improve culture, community, and artistic expression in San Leandro
- To contribute to establishing San Leandro's collection of public art as a desirable destination

BENEFITS OF MURAL ART

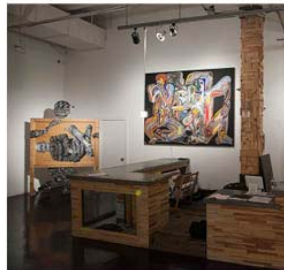
- Deters graffiti from large blank spaces
- Inspires and encourages property owners to contribute to the beautification of San Leandro

ATHEN B.
GALLERY



GALLERY

ATHEN B. GALLERY HAS ESTABLISHED ITSELF AS A PUBLIC ART AND CURATORIAL FORCE IN THE BAY AREA. WORKING WITH LOCAL AND INTERNATIONAL ARTISTS, WE PRIDE OURSELVES ON OUR STRONG RELATIONSHIPS WITH ARTISTS AND OUR ABILITY TO CURATE AND DEVELOP THEIR IDEAS AND PROJECTS.



STUDIOS

OUR IN HOUSE ARTIST STUDIOS AND STRONG RELATIONSHIPS GIVE US ACCESS TO BROAD RANGE OF ARTISTIC STYLES AND MEDIUMS. OUR RESPECT IN THE ARTIST COMMUNITY GIVES US THE LEVERAGE TO COMMUNICATE OUR CLIENTS NEEDS WITHOUT DISRUPTING THE ARTISTS CREATIVE PROCESS.





Oakland murals curated and installed by Athen B. Gallery

1605 ABRAM COURT

ARTIST: PASTEL



1800 MERCED STREET ARTIST: TROY LOVEGATES



15000 FARNSWORTH AVENUE
ARTIST: KELLY ORDING



SAN LEANDRO DOWNTOWN BART STATION



BART ARTIST TO BE SELECTED BY PUBLIC PROCESS

- Call for Artists
- Preliminary selection
- Arts Commission review and recommendation
- Final selection
- Public meeting





City of San Leandro

Meeting Date: October 17, 2016

Resolution - Council

File Number: 16-526 **Agenda Section:** CONSENT CALENDAR

Agenda Number:

TO: City Council

FROM: Chris Zapata
City Manager

BY: Cynthia Battenberg
Community Development Director

FINANCE REVIEW: David Baum
Finance Director

TITLE: RESOLUTION Authorizing the City Manager to Execute a Consulting Services Agreement with Athen B. Gallery for the Curation, Installation, and Maintenance of Mural Art in Four San Leandro Locations

WHEREAS, an agreement between the City of San Leandro and Athen B. Gallery, a copy of which is attached, is presented to this City Council; and

WHEREAS, the City Council is familiar with the contents thereof;

WHEREAS, amendments to the agreement to clarify the work or respond to atypical existing conditions are a normal aspect of public contracting and procurement of services; and

WHEREAS, in order to expedite the delivery of public projects on schedule and on budget, provide that the subcontractors and workers are paid in a timely fashion, avoid as much as possible costly delay claims, and ensure that the City completes projects according to the City's highest standards, the City Council finds that providing authorization to negotiate and approve amendments to the consulting services agreement is in the best interest of public welfare; and

WHEREAS, the City Manager recommends approval of said agreement.

NOW, THEREFORE, the City Council of the City of San Leandro does RESOLVE as follows:

That said agreement is hereby approved and execution by the City Manager is hereby authorized; and

That the City Manager or his designee is hereby authorized to negotiate and approve cumulative amendments to the agreement up to a maximum of 25% of the original contract amount, or \$20,000.

**CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF SAN LEANDRO AND
ATHEN B GALLERY**

THIS AGREEMENT for services related to the curation, coordination, installation, and maintenance of mural art on four properties in San Leandro is made by and between the City of San Leandro (“City”) and Athen B Gallery (“Contractor”) (together sometimes referred to as the “Parties”) as of _____, 2016 (the “Effective Date”).

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Contractor shall provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. Contractor shall independently subcontract with the owners of real property for each of the locations (“Property Owner(s)”) as well as the mural designers for the four respective murals (“Artist(s)”). In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

- 1.1 **Term of Services.** The term of this Agreement shall begin on the Effective Date and shall end on _____, **2021**, the date of completion specified in Exhibit A, and Contractor shall complete the work described in Exhibit A on or before that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Contractor to complete the services required by this Agreement shall not affect the City’s right to terminate the Agreement, as referenced in Section 8.
- 1.2 **Standard of Performance.** Contractor shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Contractor is engaged.
- 1.3 **Assignment of Personnel.** Contractor shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Contractor shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.
- 1.4 **Time.** Contractor shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Subsection 1.2 above and to satisfy Contractor’s obligations hereunder. The Parties agree that the anticipated lifespan of the Artwork is 5 years.
- 1.5 **City of San Leandro Living Wage Rates.** This contract may be covered by the City of San Leandro Living Wage Ordinance (LWO). Bidder’s attention is directed to the San Leandro Municipal Code, Title 1, Chapter 6, Article 6. Successful Bidder must submit completed self-certification form and comply with the LWO if covered.

Section 2. COMPENSATION. City hereby agrees to pay Contractor a sum not to exceed eighty thousand dollars, **\$80,000.00**, notwithstanding any contrary indications that may be contained in Contractor’s proposal, for services to be performed and reimbursable costs incurred under this Agreement.

In the event of a conflict between this Agreement and Contractor's proposal, attached as Exhibit A, regarding the amount of compensation, the Agreement shall prevail. City shall pay Contractor for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Contractor for services rendered pursuant to this Agreement. Contractor shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Contractor shall not bill City for duplicate services performed by more than one person.

Contractor and City acknowledge and agree that compensation paid by City to Contractor under this Agreement is based upon Contractor's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Contractor. Consequently, the Parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Contractor and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 Invoices. Contractor shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- Contractor shall give separate notice to the City when the total number of hours worked by Contractor and any individual employee, agent, or subcontractor of Contractor reaches or exceeds 800 hours within a 12-month period under this Agreement and any other agreement between Contractor and City. Such notice shall include an estimate of the time necessary to complete work described in Exhibit A and the estimate of time necessary to complete work under any other agreement between Contractor and City, if applicable.

2.2 Monthly Payment. City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Contractor.

2.3 Total Payment. City shall pay for the services to be rendered by Contractor pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Contractor in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Contractor submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

2.4 Hourly Fees. Fees for work performed by Contractor on an hourly basis shall not exceed the amounts shown on the compensation schedule attached hereto as Exhibit B.

2.5 Reimbursable Expenses. Reimbursable expenses are specified in Exhibit A. Expenses not listed in Exhibit A are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.

2.6 Payment of Taxes. Contractor is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

2.7 Payment upon Termination. In the event that the City or Contractor terminates this Agreement pursuant to Section 8, the City shall compensate the Contractor for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Contractor shall maintain adequate logs and timesheets to verify costs incurred to that date.

2.8 Authorization to Perform Services. The Contractor is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

2.9 Liquidated Damages. Failure of Contractor to respond to problems referred to it by City within the time limits established in Subsection 1.2 of this Agreement shall result in liquidated damages as set forth in Exhibit A.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Contractor shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Contractor only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein. Contractor shall make a written request to City to use facilities or equipment not otherwise listed herein.

3.1 Safety Requirements. In accordance with generally accepted construction practices and state law, Contractor shall be solely and completely responsible for conditions on the jobsite, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours.

Contractor shall take all necessary precautions and provide all necessary safeguards to prevent personal injury and property damage. Contractor shall provide protection for all persons including, but not limited to, its employees and employees of its subcontractors; members of the public; and employees, agents, and representatives of the City and regulatory agencies that may be on or about the work.

The services of the City in conducting review and inspection of Contractor's performance is not intended to include review of the adequacy of Contractor's work methods, equipment, bracing or scaffolding, or safety measures, in, on, or near any Contractor jobsite.

All work and materials shall be in strict accordance with all applicable state, city, county, and federal rules, regulations and codes, with specific attention to the United States Department of Labor Occupational Health and Safety Administration (OSHA) requirements. Contractor shall be solely responsible for compliance with all city, county, and state explosive transport, storage, and blasting requirements and for any damages caused by such operations.

Contractor is hereby informed that work on City property could be hazardous. Contractor shall carefully instruct all personnel working on City property that all conditions of the property are potentially hazardous work areas as to potential dangers and shall provide such necessary safety equipment and instructions as are necessary to prevent injury to personnel and damage to property. Special care shall be exercised relative to work underground.

In addition to complying with all other safety regulations, Contractor shall abide by any and all other City requirements contained in any specifications, special conditions or manuals, which shall be made available by City upon request.

Contractor shall provide and maintain all necessary safety equipment such as fences, barriers, signs, lights, walkways, guards, and fire prevention and fire-fighting equipment and shall take such other action as is required to fulfill its obligations under this section. It is the intent of the City to provide a safe working environment under normal conditions. CONTRACTOR IS ADVISED THAT CITY'S OPERATIONS AND PROPERTY ARE INHERENTLY HAZARDOUS BECAUSE OF CONDITIONS SUCH AS CONFINED SPACES, POTENTIALLY EXPLOSIVE ATMOSPHERES, AND POSSIBLE EXPOSURE TO PATHOGENS.

Contractor shall maintain all portions of the jobsite in a neat, clean, and sanitary condition at all times. If required by the City, toilets shall be furnished by Contractor where needed for use of its employees and their use shall be strictly enforced. Contractor shall not use the City's existing sanitary facilities, unless previously authorized by the City.

Contractor shall keep adequate first aid facilities and supplies available and instruction in first aid for its employees shall be given.

City reserves the right to require that Contractor bring onto the project or engage the services of a licensed safety engineer at any time during the term of this Agreement. If Contractor does not have a licensed safety engineer on staff, then City may require that Contractor engage a subcontractor or subconsultant as the project's safety engineer. Contractor shall bear all costs in connection with meeting the requirements of this section.

Section 4. INSURANCE REQUIREMENTS. Before fully executing this Agreement, Contractor, at its own cost and expense, unless otherwise specified below, shall procure the types and amounts of insurance listed below against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Contractor and its agents, representatives, employees, and subcontractors. Consistent with the following provisions, Contractor shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects, and that such insurance is in effect prior to beginning work to the City. Contractor shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Contractor's bid. Contractor shall not allow any subcontractor to commence work on any subcontract until Contractor has obtained all insurance required herein for the subcontractor(s) and provided evidence that such insurance is in effect to City. VERIFICATION OF THE REQUIRED INSURANCE SHALL BE SUBMITTED AND MADE PART OF THIS AGREEMENT PRIOR TO EXECUTION. Contractor shall maintain all required insurance listed herein for the duration of this Agreement.

4.1 Workers' Compensation.

4.1.1 General Requirements. Contractor shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Contractor. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than **\$1,000,000** per accident. In the alternative, Contractor may rely on a self-insurance program to meet those requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the California Labor Code shall be solely in the discretion of the Contract Administrator.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the Contractor, its employees, agents, and subcontractors.

4.1.2 Submittal Requirements. To comply with Subsection 4.1, Contractor shall submit the following:

- a. Certificate of Liability Insurance in the amounts specified in the section; and
- b. Waiver of Subrogation Endorsement as required by the section.

4.2 Commercial General and Automobile Liability Insurance.

- 4.2.1 General Requirements.** Contractor, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than **\$2,000,000** and automobile liability insurance for the term of this Agreement in an amount not less than **\$1,000,000** per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.
- 4.2.2 Minimum Scope of Coverage.** Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an “occurrence” basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001, Code 1 (any auto). No endorsement shall be attached limiting the coverage.
- 4.2.3 Additional Requirements.** Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:
- a. The Insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.
 - b. City, its officers, officials, employees, and volunteers are to be covered as additional insureds as respects: liability arising out of work or operations performed by or on behalf of the Contractor; or automobiles owned, leased, hired, or borrowed by the Contractor.
 - c. Contractor hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Contractor agrees to obtain any endorsements that may be necessary to affect this waiver of subrogation.
 - d. For any claims related to this Agreement or the work hereunder, the Contractor’s insurance covered shall be primary insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Contractor’s insurance and shall not contribute with it.

4.2.4 Submittal Requirements. To comply with Subsection 4.2, Contractor shall submit the following:

- a. Certificate of Liability Insurance in the amounts specified in the section;
- b. Additional Insured Endorsement as required by the section;
- c. Waiver of Subrogation Endorsement as required by the section; and
- d. Primary Insurance Endorsement as required by the section.

4.3 All Policies Requirements.

4.3.1 Acceptability of Insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

4.3.2 Verification of Coverage. Prior to beginning any work under this Agreement, Contractor shall furnish City with complete copies of all Certificates of Liability Insurance delivered to Contractor by the insurer, including complete copies of all endorsements attached to the policies. All copies of Certificates of Liability Insurance and certified endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf. If the City does not receive the required insurance documents prior to the Contractor beginning work, it shall not waive the Contractor's obligation to provide them. The City reserves the right to require complete copies of all required insurance policies at any time.

4.3.3 Deductibles and Self-Insured Retentions. Contractor shall disclose to and obtain the written approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, employees, and volunteers; or the Contractor shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

4.3.4 Wasting Policies. No policy required by this Section 4 shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).

4.3.5 Endorsement Requirements. Each insurance policy required by Section 4 shall be endorsed to state that coverage shall not be canceled by either party, except after 30 days' prior written notice has been provided to the City.

4.3.6 Subcontractors. Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4.4 Remedies. In addition to any other remedies City may have if Contractor fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Contractor's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Contractor to stop work under this Agreement or withhold any payment that becomes due to Contractor hereunder, or both stop work and withhold any payment, until Contractor demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

Section 5. INDEMNIFICATION AND CONTRACTOR'S RESPONSIBILITIES. Contractor shall indemnify, defend with counsel acceptable to City, and hold harmless City and its officers, officials, employees, agents and volunteers from and against any and all liability, loss, damage, claims, expenses, and costs (including but not limited to any claims related to copyright, trademark, artists rights, inverse condemnation, eminent domain, diminution of value, federal, state and/or local property, sales or use taxes, and including without limitation, attorney's fees and costs and fees of litigation) (collectively, "Liability") of every nature arising out of or in connection with Contractor's performance of the Services or its failure to comply with any of its obligations contained in this Agreement, except such Liability caused by the sole negligence or willful misconduct of City.

The Contractor's obligation to defend and indemnify shall not be excused because of the Contractor's inability to evaluate Liability or because the Contractor evaluates Liability and determines that the Contractor is not liable to the claimant. The Contractor must respond within 30 days, to the tender of any claim for defense and indemnity by the City, unless this time has been extended by the City. If the Contractor fails to accept or reject a tender of defense and indemnity within 30 days, in addition to any other remedy authorized by law, so much of the money due the Contractor under and by virtue of this Agreement as shall reasonably be considered necessary by the City, may be retained by the City until disposition has been made of the claim or suit for damages, or until the Contractor accepts or rejects the tender of defense, whichever occurs first.

Notwithstanding the forgoing, to the extent this Agreement is a "construction contract" as defined by California Civil Code Section 2782, as may be amended from time to time, such duties of Contractor to indemnify shall not apply when to do so would be prohibited by California Civil Code Section 2782.

In the event that Contractor or any employee, agent, or subcontractor of Contractor providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Contractor shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Contractor or its employees, agents, or subcontractors, as well as for the

payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Section 6. STATUS OF CONTRACTOR.

- 6.1 Independent Contractor.** At all times during the term of this Agreement, Contractor shall be an independent contractor and shall not be an employee of City. City shall have the right to control Contractor only insofar as the results of Contractor's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subsection 1.3; however, otherwise City shall not have the right to control the means by which Contractor accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Contractor and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.
- 6.2 Contractor Not an Agent.** Except as City may specify in writing, Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Contractor shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever, unless expressly authorized by the City.

Section 7. LEGAL REQUIREMENTS.

- 7.1 Governing Law.** The laws of the State of California shall govern this Agreement.
- 7.2 Compliance with Applicable Laws.** Contractor and any subcontractors shall comply with all laws applicable to the performance of the work hereunder.
- 7.3 Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Contractor and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.
- 7.4 Licenses and Permits.** Contractor represents and warrants to City that Contractor and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Contractor represents and warrants to City that Contractor and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Contractor and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from City.

7.5 Nondiscrimination and Equal Opportunity. Contractor shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Contractor under this Agreement. Contractor shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Contractor thereby.

7.6 Copyright. Except as provided in this Agreement, Artists retain all copyrights and other intellectual property interests in respective Artworks and in the design, drawings, sketches, prototypes and other materials for the Artworks. Artists' copyright shall not extend to predominantly functional aspects of the building or site that may be incorporated into Artworks, or which are in the areas of the Artworks, such as flooring, walls and other fixtures and features of the sites, furnishings, or other similar objects located at the site.

7.6.1 Notice. Artists may, at Artists' option, place a copyright notice on respective Artworks in the form and manner required to protect copyrights in the Artwork under United States copyright law. If the copyright is registered with the U.S. Copyright Office, Artists shall provide City with a copy of the application for registration, the registration number, and the effective date of registration.

7.6.2 Public Records Requests. Any documents provided by Artists or Contractor to City are public records and City may authorize third parties to review and reproduce such documents pursuant to applicable law. All drawings, designs, specifications, manuals, reports, studies, surveys, models, software (including source code), and any other documents, materials, data and products ("Work Products") prepared or assembled by Artists or obtained from others by Artists in connection with the Services shall be the property of City; and copies shall be delivered to City promptly upon the completion of the Services or upon an earlier termination of this Agreement. Artists shall be responsible for the preservation of any and all Work Products prior to transmittal to City; and Artists shall replace any such Work Products lost, destroyed or damaged while in Artists' possession without additional cost to City.

7.6.3 Third Party Infringement. City is not responsible for any third party infringement of the Artists' copyrights and is not responsible for protecting the intellectual property rights of Artists. In the event of infringement of the Artworks by third parties, City and Artists shall consult with one another to determine a course of action, whether by City or by City and Artists jointly, to address such infringement.

7.6.4 Third Party Mutilations. Artists reserve all rights to prosecute third parties for violations by such third parties of Artists' moral rights including without limitation CAPA and VARA, provided that Artists consult with City prior to pursuing such claims.

7.7 Edition of One and Artists' Rights to Create Similar Works. Unless otherwise agreed to in writing by City, Artists warrant that the Artworks are editions of one, and that neither Artists nor Artists' agents will execute or authorize another to execute another work of the exact same image(s) or design(s) comprising the Artworks. This warranty shall continue in effect for a period coextensive with the term of copyright protection for the Artworks under U.S. law, and shall be binding on Artists and Artists' heirs and assigns.

City recognizes and acknowledges that the Artworks may be one of several artworks created by Artist embodying unique artistic characteristics and expression comprising Artists' personal and distinctive styles and agrees that, notwithstanding anything herein to the contrary and subject to the warranty provided herein, Artists shall have the nontransferable, perpetual right and license to create new artworks that may be considered "substantially similar" to or "derivative works" of the Artworks, as those terms are defined under the Copyright Act (17 U.S.C. §101 *et seq.*).

7.8 Waiver of Artist's Rights under Applicable Artist's Rights Laws. Notwithstanding the above, the City understands Artists, and Artists' associate artists, contractors and subcontractors, may possess certain rights with respect to the Artworks created under this Agreement, as provided in the Visual Artists Rights Act (17 U.S.C. §§106A and 113(d)), the California Art Preservation Act (Cal. Civil Code §§987 *et seq.*), and any other applicable state, federal or local laws that exist now or in the future ("Artist's Rights Laws"). The City does not assume the legal obligations and potential liabilities arising under the Artist's Rights Laws, and as a condition of its payment for the Artworks, the City requires that by the execution of this Agreement, Artists and any subsequent contractors and subcontractors waive their rights under the Artist's Rights Laws. The waivers provided herein shall survive termination of this Agreement.

7.9 Ownership of Artworks. Upon delivery of Artworks, City shall own the Artworks and shall grant to Artists the royalty-free right and license to publicly display any reproductions or depictions of the Artworks, or use the Artworks and any reproductions or depictions thereof in any legally permissible way.

7.9.1 Reproductions of Artworks. Contractor, City and Property Owners shall each have the non-exclusive, perpetual, and royalty-free right to make reproductions of the Artworks in whole or in part, and to distribute and publicly display such reproductions in print, via the Internet, or through any other means now existing or hereinafter invented, solely for the purpose of promoting their respective organizations, and to use the Artist's name and biographical information in connection with all such uses.

7.9.2 Commercial Use. Neither party shall reproduce or distribute copies of the Artworks for sale without the prior written consent of the other parties, which shall not be unreasonably withheld.

7.9.3 Recording of Easement. It is understood by the Parties that neither the City, Artist, nor Contractor shall record or require the recording of any instrument granting any

ownership interest or easement right whatsoever upon the Property Owner or his/her real property.

7.9.4 Credits. City agrees that unless Artists request to the contrary in writing, all references to the Artworks and all reproductions of the Artworks will credit the Artworks to Artists. Artists agree that all formal references to the Artworks made or authorized to be made by Artists shall include the following credit: "Collection of the City of San Leandro" or other language agreed upon by all Parties.

7.10 Approval of Artwork. Contractor shall obtain the approval of Property Owners and the City for each Artwork prior to its installation. Property Owner and the City will not unreasonably withhold approval of Artwork and will use reasonable efforts to respond to requests in a timely manner. With respect to Artwork that is requested to be installed, Contractor represents and warrants that it is either the owner of the Artwork or possesses the rights to install and display the Artwork and the Artwork (and the public display thereof) will not infringe upon or misappropriate any copyright, trademark, right of publicity or privacy, or any other right of a third party, and does and will not contain any defamatory, libelous, or other unlawful matter.

7.11 Destruction, Distortion, Mutilation or other Modification of the Artwork. The Artwork is installed with an anticipated lifespan of 5 years.

7.11.1 Removal for Non-Emergency Purposes. If the Property Owner or the Contractor require that the Artwork must be removed for any non-emergency purposes whatsoever, purposes that may include but shall not be limited to planned building maintenance, repair or improvement, legally necessary alterations or improvements and the work to remove the Artwork cannot commence without the destruction, distortion, mutilation, or other modification of the Artwork, Contractor agrees to a 60 day notice period in which the Contractor shall inform Artist and City of its intended action affecting the Artwork. If such action is scheduled to occur prior to the expected 5 year lifespan of the Artwork, Contractor will be charged an amortized amount based upon the cost of the Artwork as outlined in the Scope of Services, and the time remaining in said lifespan.

7.11.2 Removal for Emergency Purposes. If the Property Owner must take immediate action that will affect the Artwork because of an emergency situation, which is specifically limited to preventing imminent bodily harm or to protect property from damage, the Contractor shall provide notice to the City and the Artist reasonable under the emergency circumstances. Upon notice from the Artist that either or both parties wish to preserve the Artwork, Contractor is hereby required to obtain for the Artist from the Property Owner a reasonable period of time under the emergency circumstances to take whatever action is necessary to preserve the Artwork.

7.12 Repair and Maintenance of the Artwork. In accordance with applicable law and this Agreement, Contractor shall retain all rights and responsibility to repair and maintain the Artwork. Contractor shall pay for and maintain the Artwork throughout its useful life of 5 years. To the extent that Contractor contracts with Artist to repair and maintain the

Artwork, Contractor shall be solely responsible and liable for the actions or omissions of its associate artists, contractors and subcontractors when performing the repair or maintenance work and Contractor shall be solely responsible for any compensation, payments, or invoices payable to any contractors, subcontractors, or associate artists that repair or maintain the Artwork. City shall notify the Contractor at least 10 days in advance of any work to repair or maintain the Artwork when the Artwork has been defaced, severely damaged or is damaged to the extent that an immediate repair is necessary, otherwise notice shall be given to Contractor at least 30 days in advance of the work.

- 7.13 Survival of Certain Rights.** If Property Owners sell the Artworks as a fixture to real property, and if the resale value of the Artwork is not itemized separately from the value of the real property, the parties agree that the resale price of the Artwork shall be presumed to be less than the purchase price paid by City under this Agreement. Thus, Property Owner has no obligation to pay resale royalties pursuant to California Civil Code §986 or any other law requiring the payment of resale royalties. If Property Owner sells the Artwork as an individual piece, separate from or itemized as part of a real property transaction, Property Owner shall pay to Artists a resale royalty to the extent required by law, based upon the sale price of the Artwork.

Contractor shall include the provisions of this Section in any subcontract approved by the Contract Administrator or this Agreement.

Section 8. TERMINATION AND MODIFICATION.

- 8.1 Termination.** City may cancel this Agreement at any time and without cause upon written notification to Contractor.

Contractor may cancel this Agreement upon **30** days' written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Contractor shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Contractor delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Contractor or prepared by or for Contractor or the City in connection with this Agreement.

- 8.2 Extension.** City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Contractor understands and agrees that, if City grants such an extension, City shall have no obligation to provide Contractor with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Contractor for any otherwise reimbursable expenses incurred during the extension period.

- 8.3 Amendments.** The Parties may amend this Agreement only by a writing signed by all the Parties.
- 8.4 Assignment and Subcontracting.** City and Contractor recognize and agree that this Agreement contemplates personal performance by Contractor and is based upon a determination of Contractor's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Contractor. Contractor may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Contractor shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.
- 8.5 Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Contractor shall survive the termination of this Agreement.
- 8.6 Options upon Breach by Contractor.** If Contractor materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:
- 8.6.1** Immediately terminate the Agreement;
 - 8.6.2** Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Contractor pursuant to this Agreement;
 - 8.6.3** Retain a different contractor to complete the work described in Exhibit A not finished by Contractor; or
 - 8.6.4** Charge Contractor the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Contractor pursuant to Section 2 if Contractor had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

- 9.1 Records Created as Part of Contractor's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Contractor prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Contractor hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Contractor agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both Parties.

- 9.2 **Contractor's Books and Records.** Contractor shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of 3 years, or for any longer period required by law, from the date of final payment to the Contractor to this Agreement.
- 9.3 **Inspection and Audit of Records.** Any records or documents that Subsection 9.2 of this Agreement requires Contractor to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds \$10,000.00, the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of 3 years after final payment under the Agreement.

Section 10. MISCELLANEOUS PROVISIONS.

- 10.1 **Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.
- 10.2 **Venue.** In the event that either party brings any action against the other under this Agreement, the Parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Alameda or in the United States District Court for the Northern District of California.
- 10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 10.4 **No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 10.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the Parties.
- 10.6 **Conflict of Interest.** Contractor may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Contractor in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Contractor shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Section 1090 *et seq.*

Contractor hereby warrants that it is not now, nor has it been in the previous 12 months, an employee, agent, appointee, or official of the City. If Contractor was an employee, agent, appointee, or official of the City in the previous 12 months, Contractor warrants that it did not participate in any manner in the forming of this Agreement. Contractor understands that, if this Agreement is made in violation of California Government Code Section 1090 *et seq.*, the entire Agreement is void and Contractor will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Contractor will be required to reimburse the City for any sums paid to the Contractor. Contractor understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of California Government Code Section 1090 *et seq.*, and, if applicable, will be disqualified from holding public office in the State of California.

- 10.7 Solicitation.** Contractor agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.
- 10.8 Contract Administration.** This Agreement shall be administered by Justin Proffitt, Development Specialist ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.
- 10.9 Notices.** Any written notice to City shall be sent to:
Lars Halle, Development Coordinator
City of San Leandro
835 East 14th Street
San Leandro, CA 94577
- Any written notice to Contractor shall be sent to:
Sorell Raino-Tsui, Director
Athen B Gallery
1525 Webster Street
Oakland, CA 94612
- With a copy to:
City of San Leandro
Department of Finance
c/o Purchasing Agent
835 East 14th Street
San Leandro, CA 94577
- 10.10 Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibits A, B, represents the entire and integrated agreement between City and Contractor and supersedes all prior negotiations, representations, or agreements, either written or oral.

Exhibit A Scope of Services & Compensation Schedule
Exhibit B California Labor Code Section 1720 Information

10.11 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

10.12 Certification per Iran Contracting Act of 2010. In the event that this contract is for one million dollars (\$1,000,000.00) or more, by Contractor's signature below Contractor certifies that Contractor, and any parent entities, subsidiaries, successors or subunits of Contractor are not identified on a list created pursuant to subdivision (b) of Section 2203 of the California Public Contract Code as a person engaging in investment activities in Iran as described in subdivision (a) of Section 2202.5, or as a person described in subdivision (b) of Section 2202.5 of the California Public Contract Code, as applicable.

The Parties have executed this Agreement as of the Effective Date. The persons whose signatures appear below certify that they are authorized to sign on behalf of the respective Party.

CITY OF SAN LEANDRO

ATHEN B GALLERY

Chris Zapata, City Manager

Sorell Raino Tsui, Director

Attest:

Tamika Greenwood, City Clerk

Approved as to Fiscal Authority:

David Baum, Finance Director

010-41-003-5890

Account Number

Approved as to Form:

Richard D. Pio Roda, City Attorney

Per Section 10.7:

Form 700 Not Required

Form 700 Required

Cynthia Battenberg
Community Development Director

EXHIBIT A
SCOPE OF SERVICES & COMPENSATION

Athen B. Gallery
1525 Webster st.
Oakland CA



May 2, 2016

Scope of work for San Leandro mural art program

Create and facilitate original public Artworks, Murals and or Community Spaces in the city of San Leandro

Scope of Services:

- Work with City Staff to identify high impact outdoor sites within the areas of focus and secure written permission from property owners at the sites.
- Source the best possible artistic talent from both local and international artists, secure their availability and willingness to participate in the project.
- Create a presentation of available artists and concepts for the city of San Leandro
- Draft the necessary agreement(s) between Athen B. Gallery, the property owners, and the final artists.
- Obtain and maintain the proper insurance and legal obligations for the contract with the City, as well as contracts between Athen B. Gallery and the artists and property owners, respectively.
- Interface between the city of San Leandro, the property owners and the artists on final design approvals, renderings and submissions.
- Work directly with the artist on creative direction, feasibility, production and layout of desired site
- Source materials, needs, production items, Lifts and scaffolding to complete projects
- Coordinate the final design, development, fabrication and installation of each artwork with the artists, the staff and the property owners

-Manage production sites, daily check in's with the artists during production, manage artist needs and materials to keep production moving smoothly and on time.

-Design and produce proper signage, stencil or labeling material for sites upon completion to acknowledge funders, participants, artists and the City of San Leandro

-Design press release and press outreach/campaign

-Design and coordinate unveiling celebration

-For the purpose of the BART mural:

-Construct, release and distribute a call to artists for submissions for BART mural

-Review submissions and outline the best possible candidates, preliminary screening of candidates with BART and City of San Leandro

-Coordinating the selected artist finalists to present or represent their ideas, making themselves available to learn about the identity of San Leandro

-Art Commission presentation for feedback and final selection

-Coordinate final selection of the best candidate

Scope of Impact and Locations: Subject to change upon availability

Currently there are confirmed four sites being considered for this project.

Site 1 being the Downtown San Leandro BART, substation building

Site 2 being 1800 Merced Street

Site 3 being 1605 Abrams Court /I-880 freeway

Site 4 being 15000 Farnsworth Avenue

All sites are of high visibility and substantial impact.

Costs of Services:

Site 1, Downtown San Leandro BART, substation building- \$25,000

Site 2, 1800 Merced Street- \$22,500

Site 3, 1605 Abrams Court- \$22,500

Site 4, 15000 Farnsworth Avenue- \$10,000

TOTAL \$80,000.

Maintenance:

All sites will be sealed upon completion with an anti-vandalism clear coat. This sealant, called Graffiti Defenz Sheercoat, was developed by Precita Eyes Mural Arts Company of San Francisco. This clear coat is a UV protectant that seals the color in and delays the fading from sun exposure, providing murals with long lasting color vibrance and brilliance. This sealant also provides protection from tagging, graffiti and other forms of vandalism. By applying the clear coat it provides protectant layer between the art and the exterior elements/vandalism. When vandalized the unwanted tagging/graffiti can be washed off by 'spray and wipe' with regular graffiti removal cleaners, such as 'goof off'.

Maintaining and removing vandalism on murals can be an intricate and delicate process. Those doing the maintenance must make sure to not disturb the artwork. For this reason Athen B. Gallery is willing to take on the roll of maintaining the mural sites for a duration of 5 years. A suggested discretionary budget of 5%, or \$4,000 should be set a side for this maintenance. The initial 5% or \$4,000 will come directly out of the initial budget of this scope, setting aside \$1,000 from each of the four murals. If the maintenance goes beyond this 5% or \$4,000 over the course of the 5 year period additional funding may be needed for maintenance. The maintenance needs and costs should be reviewed on an annual basis.

Sincerely,

Sorell Raino-Tsui

Athen B. Gallery

510-565-0130

sorell@athenbgallery.com

EXHIBIT B

PROVISIONS REQUIRED FOR PUBLIC WORKS CONTRACTS PURSUANT TO CALIFORNIA LABOR CODE SECTION 1720 *ET SEQ.*

HOURS OF WORK:

- A. In accordance with California Labor Code Section 1810, 8 hours of labor in performance of the services described in Exhibit A shall constitute a legal day's work under this contract.
- B. In accordance with California Labor Code Section 1811, the time of service of any worker employed in performance of the services described in Exhibit A is limited to 8 hours during any one calendar day, and 40 hours during any one calendar week, except in accordance with California Labor Code Section 1815, which provides that work in excess of 8 hours during any one calendar day and 40 hours during any one calendar week is permitted upon compensation for all hours worked in excess of 8 hours during any one calendar day and 40 hours during any one calendar week at not less than one-and-one-half times the basic rate of pay.
- C. The Contractor and its subcontractors shall forfeit as a penalty to the City \$25 for each worker employed in the performance of the services described in Exhibit A for each calendar day during which the worker is required or permitted to work more than 8 hours in any one calendar day, or more than 40 hours in any one calendar week, in violation of the provisions of California Labor Code Section 1810 and following.

WAGES:

- A. In accordance with California Labor Code Section 1773.2, the City has determined the general prevailing wages in the locality in which the services described in Exhibit A are to be performed for each craft or type of work needed to be as published by the State of California Department of Industrial Relations, Division of Labor Statistics and Research, a copy of which is on file in the City Public Works Office and shall be made available on request. The Contractor and subcontractors engaged in the performance of the services described in Exhibit A shall pay no less than these rates to all persons engaged in performance of the services described in Exhibit A.
- B. In accordance with California Labor Code Section 1775, the Contractor and any subcontractors engaged in performance of the services described in Exhibit A shall comply with California Labor Code Section 1775, which establishes a penalty of up to \$50 per day for each worker engaged in the performance of the services described in Exhibit A that the Contractor or any subcontractor pays less than the specified prevailing wage. The amount of such penalty shall be determined by the Labor Commissioner and shall be based on consideration of the mistake, inadvertence, or neglect of the Contractor or subcontractor in failing to pay the correct rate of prevailing wages, or the previous record of the Contractor or subcontractor in meeting applicable prevailing wage obligations, or the willful failure by the Contractor or subcontractor to pay the correct rates of prevailing wages. A mistake, inadvertence, or neglect in failing to pay the correct rate of

prevailing wages is not excusable if the Contractor or subcontractor had knowledge of their obligations under the California Labor Code. The Contractor or subcontractor shall pay the difference between the prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the prevailing wage rate. If a subcontractor worker engaged in performance of the services described in Exhibit A is not paid the general prevailing per diem wages by the subcontractor, the Contractor is not liable for any penalties therefore unless the Contractor had knowledge of that failure or unless the Contractor fails to comply with all of the following requirements:

1. The contract executed between the Contractor and the subcontractor for the performance of part of the services described in Exhibit A shall include a copy of the provisions of California Labor Code Sections 1771, 1775, 1776, 1777.5, 1813, and 1815.
 2. The Contractor shall monitor payment of the specified general prevailing rate of per diem wages by the subcontractor by periodic review of the subcontractor's certified payroll records.
 3. Upon becoming aware of a subcontractor's failure to pay the specified prevailing rate of wages, the Contractor shall diligently take corrective action to halt or rectify the failure, including, but not limited to, retaining sufficient funds due the subcontractor for performance of the services described in Exhibit A.
 4. Prior to making final payment to the subcontractor, the Contractor shall obtain an affidavit signed under penalty of perjury from the subcontractor that the subcontractor has paid the specified general prevailing rate of per diem wages for employees engaged in the performance of the services described in Exhibit A and any amounts due pursuant to California Labor Code Section 1813.
- C. In accordance with California Labor Code Section 1776, the Contractor and each subcontractor engaged in performance of the services described in Exhibit A shall keep accurate payroll records showing the name, address, social security number, work, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed in performance of the services described in Exhibit A. Each payroll record shall contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following:
1. The information contained in the payroll record is true and correct.
 2. The employer has complied with the requirements of California Labor Code Sections 1771, 1811, and 1815 for any work performed by the employer's employees on the public works project.

The payroll records required pursuant to California Labor Code Section 1776 shall be certified and shall be available for inspection by the Owner and its authorized representatives, the Division of Labor Standards Enforcement, the Division of Apprenticeship Standards of the

Department of Industrial Relations and shall otherwise be available for inspection in accordance with California Labor Code Section 1776.

- D. In accordance with California Labor Code Section 1777.5, the Contractor, on behalf of the Contractor and any subcontractors engaged in performance of the services described in Exhibit A, shall be responsible for ensuring compliance with California Labor Code Section 1777.5 governing employment and payment of apprentices on public works contracts.

- E. In case it becomes necessary for the Contractor or any subcontractor engaged in performance of the services described in Exhibit A to employ for the services described in Exhibit A any person in a trade or occupation (except executive, supervisory, administrative, clerical, or other non-manual workers as such) for which no minimum wage rate has been determined by the Director of the Department of Industrial Relations, the Contractor or subcontractor shall pay the minimum rate of wages specified therein for the classification which most nearly corresponds to services described in Exhibit A to be performed by that person. The minimum rate thus furnished shall be applicable as a minimum for such trade or occupation from the time of the initial employment of the person affected and during the continuance of such employment.

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